

TRACT 62, GARDEN VALLEY - WEST OREG., LTD.
SECTION 21, T. 26 S., R. 6 W., W. M.
FEBRUARY, 1974 - SCALE 1" = 100'

PARTITIONER

Name Fred J. & Maud Diedrich
Address Rt. 2, Box 858 B
Roseburg, Oregon
Phone 672 2729
LEGAL OWNER OF RECORD
Same as above

FILED
RECEIVED
FEB 28 1974
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
m x

TOTAL NUMBER OF LOTS 2

MAP PREPARED BY

Name R. H. Gee
Address Rt. 2, Box 975
Roseburg, Oregon
Phone 672 2727



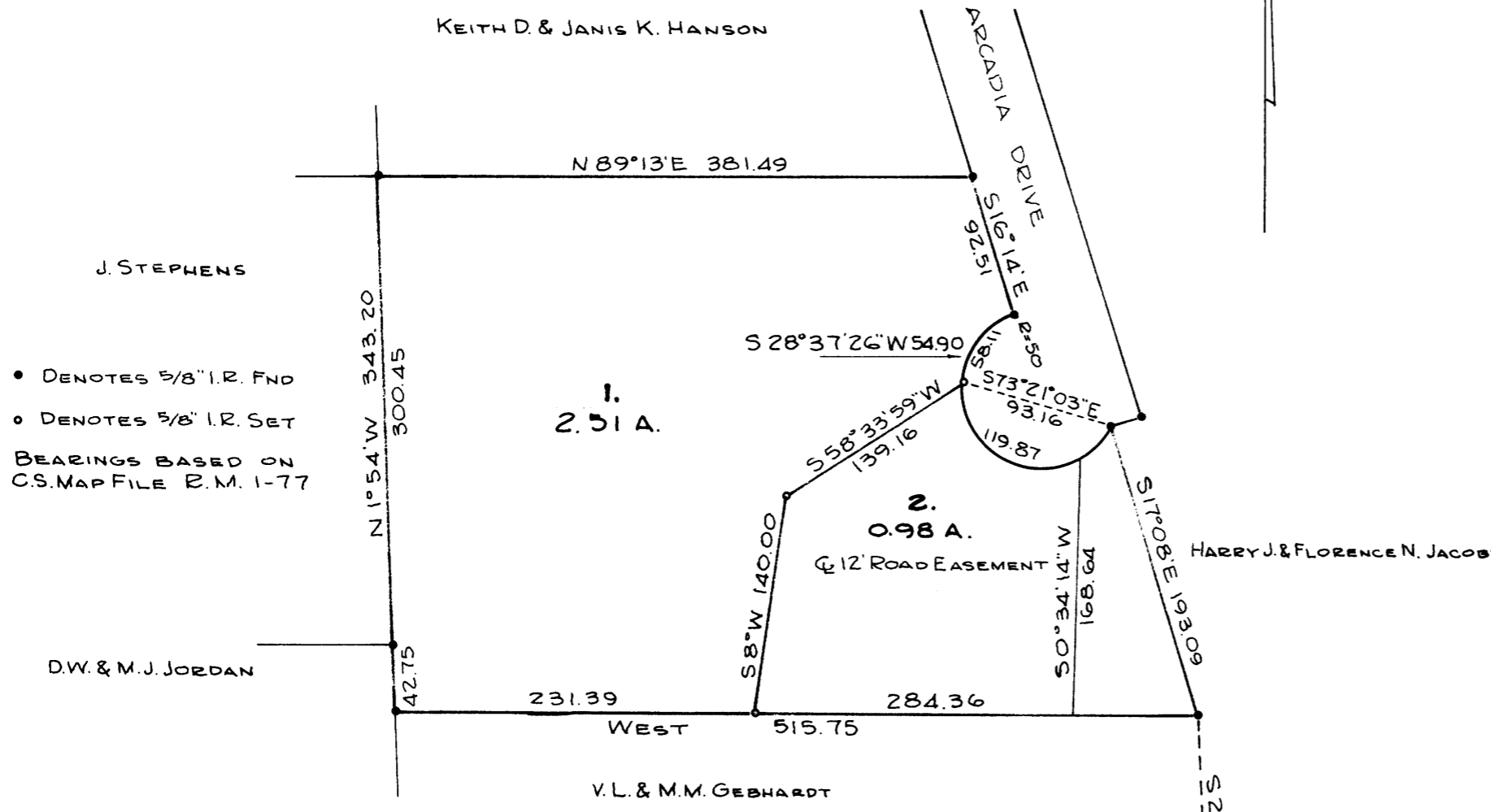
LEGAL DESCRIPTION

Lot 1
Beginning at a point from which the South one quarter section corner to Section 21, T. 26 S., R. 6 W., W. M. bears S 49°41'38" E 389.70 feet; thence West 231.39 feet; thence N 1°54' W 343.20 feet; thence N 89°13' E 381.49 feet; thence S 16°14' E 92.51 feet; thence 58.11 feet along the perimeter of a cul-de-sac having a radius of 50.00 feet, the chord of which is S 28°37'26" W 54.90 feet; thence S 58°33'59" W 139.16 feet; thence S 8° W 140.00 feet to the place of beginning, all lying in Section 21, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

Lot 2
Beginning at a point from which the South one quarter section corner to Section 21, T. 26 S., R. 6 W., W. M. bears S 2°54'43" E 252.41 feet; thence West 284.36 feet; thence N 8° E 140.00 feet; thence S 58°33'59" E 139.16 feet; thence 119.87 feet along the perimeter of a cul-de-sac having a radius of 50.00 feet, the chord of which is S 73°21'03" E 93.16 feet; thence S 17°08' E 193.09 feet to the place of beginning, all lying in Section 21, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

ALSO
A roadway easement, 12 feet in width, the centerline of which is described as follows:
Beginning at a point from which the South one quarter section corner to Section 21, T. 26 S., R. 6 W., W. M. bears S 2°13'26" E 430.57 feet; thence S 0°34'14" W 168.64 feet to a point from which the South one quarter section corner to Section 26, T. 26 S., R. 6 W., W. M. bears S 20°12'54" E 268.63 feet, all lying in Section 21, T. 26 S., R. 6 W., W. M., Douglas County, Oregon.

300
71-2122
4:21 P
189 Minor Land
Mary J. Reed



• DENOTES 5/8" I.R. FND
◦ DENOTES 5/8" I.R. SET
BEARINGS BASED ON
C.S. MAP FILE B.M. 1-77

APPROVALS
[Signature]
Planning Commission
date 26 February 1974

[Signature]
County Surveyor
date 27 Feb 74

3/4" I.P.
SOUTH 1/4 COR. SEC. 21
T. 26 S., R. 6 W., W. M.

MAP FILE M52 - 48

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